

LAYOUT LEGEND	
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING CURB LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING PAVEMENT STRIPING
	EXISTING GUIDE RAIL
	EXISTING CHAIN LINK FENCE
	EXISTING WIRE FENCE
	EXISTING EDGE OF LAKE
	EXISTING WETLAND LINE
	EXISTING SWALE LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING UTILITY POLE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TRAFFIC LIGHT BOX
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	EXISTING FEATURE TO BE REMOVED
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB (DETAILS 19 & 23)
	PROPOSED CONCRETE SIDEWALK (DETAILS 19 & 20)
	PROPOSED HEAVY DUTY SITE PAVEMENT (DETAIL 18)
	PROPOSED STANDARD PARKING SPACES WITH NUMBER OF SPACES INDICATED (DETAILS 26, 28)
	PROPOSED HANDICAP PARKING SPACES WITH NUMBER OF SPACES INDICATED (DETAIL 29)
	PROPOSED 18" WIDE WHITE STOP LINE AND 2-4" WIDE YELLOW LINES 8" O.C.
	PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
	PROPOSED WOOD FENCE (DETAIL 39)
	PROPOSED VINYL FENCE (DETAIL 42)
	PROPOSED LIGHT FIXTURES (SEE DRAWINGS PREPARED BY VISIONAIRE LIGHTING FOR LIGHTING DETAILS)
	PROPOSED DROP CURB AND RAMP (DETAIL 21)
	PROPOSED DROP CURB AND RAMP (DETAIL 22)

TABLE OF LAND USE			
DESCRIPTION	REQUIRED/PERMITTED: O (OFFICE DISTRICT)	REQUIRED/PERMITTED: C-2 (COMMERCIAL HAMLET DISTRICT)	PROPOSED/PROVIDED
LOT AREA (SQUARE FEET)	NONE	NONE	±35,986
LOT WIDTH (FEET)	25 <sup>(1)</sup>	25 <sup>(1)</sup>	161
LOT DEPTH (FEET)	NONE	NONE	-
MINIMUM YARDS			
FRONT (FEET)	15 - WITHOUT PARKING 75 - WITH PARKING	15 - WITHOUT PARKING 75 - WITH PARKING	22
SIDE (FEET)	NONE <sup>(2)</sup>	NONE <sup>(2)</sup>	13
REAR (FEET)	30	30	71
MAXIMUM BUILDING HEIGHT (FEET)	35	35	<35
MAXIMUM BUILDING COVERAGE (%)	30	30	20
OFF-STREET PARKING (REQUIRED/PROVIDED)	SEE NOTE 3	SEE NOTE 3	29/38 <sup>(4)</sup>

- (1) LOT WIDTH IN THE TOWN OF YORKTOWN IS MEASURED AT THE FRONT LINE OF MAIN BUILDING.
- (2) A SIDE YARD SETBACK IS NOT REQUIRED IN ANY OF THE BUSINESS DISTRICTS IN THE TOWN OF YORKTOWN, BUT IF PROVIDED SHALL BE 10 FEET; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FEET; TWO-WAY VEHICULAR ACCESS, 25 FEET; IF ADJOINS AN R DISTRICT, SHALL BE 50 FEET.
- (3) AS REQUIRED FOR PERMITTED USE.
- (4) FOR RETAIL USE THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES IS EQUAL TO 4 SPACES PER 1,000 SQUARE FEET OF BUILDING GROSS FLOOR AREA. (7,200 S.F. / 1,000 S.F. = 7.2 → 7.2 X 4 = 28.8 (29))

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY WARD CARPENTER ENGINEERS, INC., ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY," LAST UPDATED 11/28/2007.
  - STONES FROM EXISTING STONE WALL ALONG EAST MAIN STREET (US ROUTE 6) AND MOHEGAN AVENUE TO BE REUSED IN CONSTRUCTION OF PROPOSED STONE WALL ALONG EAST MAIN STREET AND MOHEGAN AVENUE.



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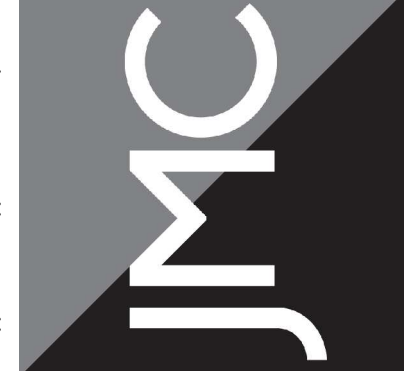
NO.	REVISION	DATE	BY

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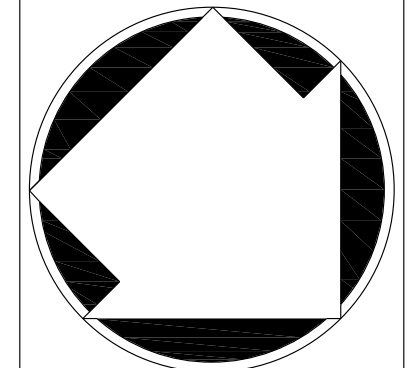
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SITE LAYOUT PLAN  
 ROUTE 6 DEVELOPMENT  
 MOHEGAN AVENUE & EAST MAIN STREET (U.S. ROUTE 6)  
 TOWN OF YORKTOWN, NEW YORK



SCALE: 1"=30'  
 DATE: 09/20/2018  
 PROJECT NO: 5114  
 SITE: M-COLOR.tbx M-COLOR.sct  
 DRAWING NO: SP-3A

NOT FOR CONSTRUCTION